

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Chippendale Road, 650' NW
of Ridgemont Road
(1404 Chippendale Road)
8th Election District
3rd Councilmanic District

Donald S. Pettit, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-354-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1404 Chippendale Road, located in the vicinity of Broadway Road in Lutherville. The Petition was filed by the owners of the property, Donald S. and Joan B. Pettit. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 44 feet in lieu of the required 50 feet for a proposed 18' x 44' addition on the north side of the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING
Date 7/18/96
By [Signature]

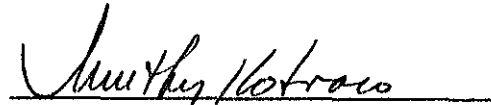
MICROFILMED

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of April, 1996 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 44 feet in lieu of the required 50 feet for a proposed 18' x 44' addition on the north side of the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 18, 1996

Mr. & Mrs. Donald S. Pettit
1404 Chippendale Road
Lutherville, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Chippendale Road, 650' NW of Ridgmont Road
(1404 Chippendale Road)
8th Election District - 3rd Councilmanic District
Donald S. Pettit, et ux - Petitioners
Case No. 96-354-A

Dear Mr. & Mrs. Pettit:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓
File

MICROFILMED



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

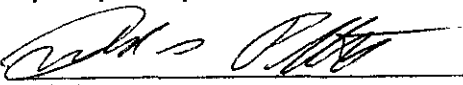
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1404 Chippendale Rd
address
Lutherville MD 21093
City State Zip Code

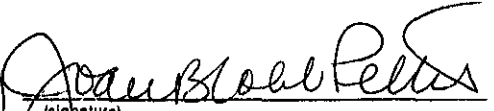
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. Our family has grown since we purchased the house (4th child born in 1991.)
2. The north side topography gives us access to both the first floor and the basement - no other option does so.
3. The layout of the house provides easy access from the north side through the living room on the 1st, walkout at basement.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


(signature)
Donald S. Pettit
(type or print name)




(signature)
Joan B. Cobb Pettit
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of March, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

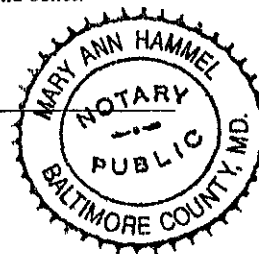
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3/20/96
date


NOTARY PUBLIC

My Commission Expires: 1/12/97



MICROFILMED



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1404 Chippendale Rd, Lutherville 21093
which is presently zoned _____

76-354-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.9.B.3

To allow a side yard setback of 44 ft. for a proposed addition in lieu of the minimum required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Family has grown (4 children).
2. Topography favors building on the north side because slope provides access to basement level. Less excavation + cost.
3. Architectural floorplan of house provides easy access to all levels from north side. Rear, or east side, would be very complicated + expensive.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Donald S. Pettit
(Type or Print Name)

Signature

Joan B. Cobb Pettit
(Type or Print Name)

Signature

1404 Chippendale Rd 560-070
Address Phone No.

Lutherville MD 21093
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required. It is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 3-22-96

ESTIMATED POSTING DATE: 4/1



Printed with Soybean Ink
on Recycled Paper

ITEM #: 361

ZONING DESCRIPTION
FOR
1404 CHIPPENDALE ROAD, LUTHERVILLE

361

76-354-A

Beginning at a point on the North side of Chippendale Road which is 50 feet wide at the distance of 650 feet West and North of Ridgemont Road which is 50 feet wide. Being Lot #11, Block D, Section 5 in the subdivision of Ridgemont West as recorded in Baltimore County Plat Book #55, folio #97, containing 1.373 acres. Also known as 1404 Chippendale Road, Lutherville, MD 21093, and located in the 8th Election District, 3rd Councilmanic District.

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-354-A

District

8th

Date of Posting

3-29-96

Posted for:

Alm. Clarence

Petitioner:

Donald S. Pettit, et al

Location of property:

1404 Chippendale Rd

Location of Signer

See Attached Site Plan

Remarks:

Posted by

Signature

John E. Rowe

Date of return:

Number of Signs:

IMPROVED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 29, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-354-A (Item 361)
1404 Chippendale Road
N/S Chippendale Road, 650' NW of Ridgemont Road
8th Election District - 3rd Councilmanic
Legal Owner: Donald S. Pettit and Joan B. Cobb Pettit

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before March 31, 1996. The closing date (April 15, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Donald and Joan Pettit

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 28, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 352, 354, 356, 357, 358, 359, 360, and (361)

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey Long

Division Chief:

Carol L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 04/02/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 01, 1996

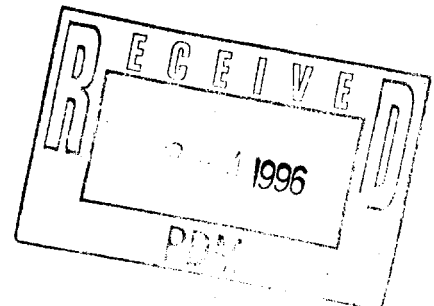
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 351, 352, 354, 355, 356,
357, 358, 359, 360 AND 361.4



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

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**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-29-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 361 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

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My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE:

3-28-96

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: meeting of 4/1/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

352

353

354

355

356

357

359

360

361 ✓

LS:sp

LETTY2/DEPRM/TXTSBP

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PETITION PROBLEMS

#353 --- JJS

1. Need original signature for legal owner.
2. Need original signature for contract purchaser.

#354 --- JRA

1. Receipt not given to petitioner - still in folder.

#356 --- JJS

1. No telephone number for legal owner.
2. Only 1 receipt for item #356 & 357.

#357 --- JJS

1. No telephone number for legal owner.
2. Only 1 receipt for item #357 & 356.

#358 --- JLL

1. No telephone number for legal owner.

#360 --- JJS

1. No zoning classification on petition form.

#361 --- JJS

1. No zoning classification on petition form.

MICROFILMED

January 23, 1996

361
(410) 252-8657

11811 Ridgemont Road
Lutherville, MD 21093

Mrs. Joan Pettit
1404 Chippendale Road
Lutherville, MD 21093

RE: Approval of Baltimore County Issuing a Building Permit for
an Addition to 1404 Chippendale Road that reduces the side
yard setback to 40 feet.

Dear Joan:

Enclosed is a copy of the sketch plan showing the "lot
line adjustment" about which I spoke to you yesterday. One of the
seedlings from Maryland's Wye Oak is located in the parcel as
shown on the sketch. If you and Don decide to have us deliver the
0.097-acre parcel for \$6,790, ask the children if they will promise
to help take care of that seedling!

We do not plan to install the private road that will serve
12D (2.046 ac) and 14A (7.50 ac) until we have completed the
conveyance of the Ridgemont Road r.o.w. to the County and BG&E
has come to terms with us for the widening of the power line
easement and for the activation of the cellular phone relay sta-
tion that BG&E has installed in the existing maintenance easement
and on the tower that was built on the property in 1925.

In the meanwhile, this letter is for you to use to show
that we approve Baltimore County issuing a permit to you for
the addition on the north side of 1404 Chippendale Road that will
reduce the sideyard setback to 40 feet.

Best wishes to you and your family for many, many years
of enjoyment of your home here!

Sincerely,

Thomas D. Dawes
Thomas D. Dawes

Katharine K. Dawes
Katharine K. Dawes

CC: V.R. and Carol McMenamin; Robert and Edwina Hunter
Howard L. Alderman, Jr., Esquire and David Ransone, Surveyor
Deb, Henry and Sandy

Note: We leave Friday, 1/26/96, to catch the
auto-train to Florida. We will be at

Riviera Palms Motel
3960 N. Ocean Blvd
Delray Beach, FL 33483
(407) 276-3032

We expect to leave there the first of March
and get back home by about the middle

#361

March 21, 1996

We, the neighbors of Joan and Don Pettit, do not oppose their petition for a variance so that they can add on to the north side of their house.

Williamsons (1415 Chippendale):

W. A. Williams

Quinns (1402 Chippendale):

Pat Quinn

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#3021
January 18, 1996

Mr. Tom Dawes

The Quinns, Steigerwalds, Askins, Blantons, Sheets,
Sarandos, Williamsons, Hunters, and McMenamins:

Dear Neighbors and Friends,

Pete & Carol

Joan & Don
We do not object
to you seeking a
variance
Peter & Carol
Sarandos

As this new year begins, Don and I reflect upon the happy life we have enjoyed here on Chippendale Road. It is hard for us to believe that we have lived here for almost eight years. This spot has been a wonderful one for our family, and we have grown quite attached to our home and neighborhood.

As you all know, our brood continues to grow older and their needs more varied. Don and I are beginning to talk about adding on to our house on the north side, towards the woods. We would like to add a wing which would have a game room on the basement level for our older children to use with their friends, and a first floor bedroom for Mom and Dad to escape to. The bedroom might have a loft/office above it, depending on how things develop. We may also consider building a pool behind the wing.

We may need a zoning variance to undertake this project. According to a December, 1987, survey by A.L. Snyder, we have 65 feet from the north side of our house to the property line. It is our understanding that we have a 50 foot setback requirement. According to our architect, we need between 3 and 9 more feet (to make it 18 to 24 feet from the current north wall), depending upon the yet-to-be-drawn plans. At most, then, we would need a 9 foot variance which would leave us 41 feet to the property line.

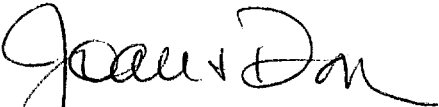
We would like to know if any of you have any problem with our seeking a variance for such a project. We want to check it out with all of you before doing anything. We believe that the investment we would like to make in our house would benefit all of you as fellow

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property owners. Obviously, our drawings would be submitted to the neighborhood architectural committee and thus would be subject to those existing controls.

We hope that all of you will support our proposal. We want to have your blessing on it. Please call us if you have any information you believe relevant, any questions you might have, or if you have any comments. We look forward to your thoughts.

Best wishes for a snow-deficient remainder of this winter,


Joan and Don Pettit

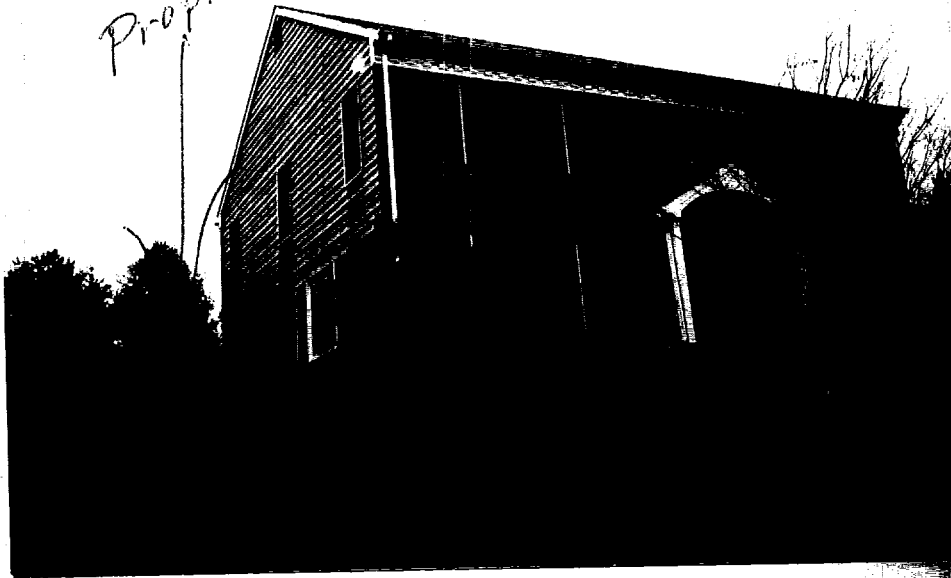
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76-354-A

PROP. ADDTN



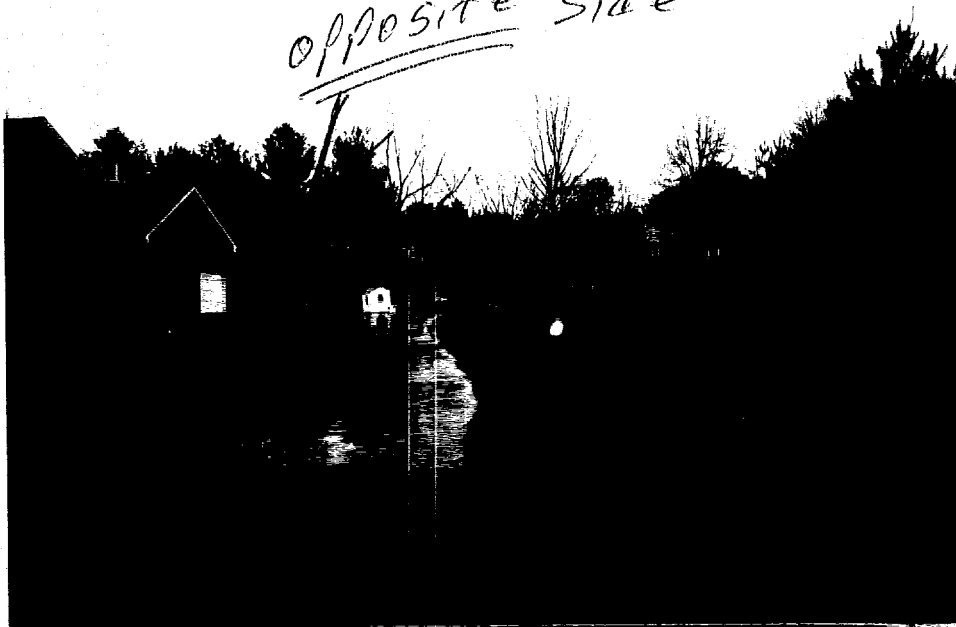
PROP. ADDTN



PROP. ADDTN



opposite side



Closest Neighbor dwelling
"Quinn"



RE: PETITION FOR ADMIN. VARIANCE
N/S Chippendale Road, 650' NW
of Ridgmont Road
(1404 Chippendale Road)
8th Election District
3rd Councilmanic District
Donald S. Pettit, et ux
Petitioners

RE: PETITION FOR ADMIN. VARIANCE
N/S CHIPPENDALE ROAD
OF RIDGEMONT ROAD
(1404 CHIPPENDALE ROAD)
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
DONALD S. PETTIT, ET UX
PETITIONERS

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1404 Chippendale Road, located in the vicinity of Broadway Road in Lutherville. The Petition was filed by the owners of the property, Donald S. and Joan B. Pettit. The Petitioners seek relief from Section 1404.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 44 feet in lieu of the required 50 feet for a proposed 18' x 44' addition on the north side of the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

and affidavits provide sufficient facts that comply with the requirements of Section 207.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of April, 1996 that the Petition for Administrative Variance seeking relief from Section 1404.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 44 feet in lieu of the required 50 feet for a proposed 18' x 44' addition on the north side of the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
409 Washington Avenue
Towson, MD 21204

April 16, 1996

(410) 887-4386

Mr. & Mrs. Donald S. Pettit
1404 Chippendale Road
Lutherville, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Chippendale Road, 650' NW of Ridgmont Road
(1404 Chippendale Road)
8th Election District - 3rd Councilmanic District
Donald S. Pettit, et ux - Petitioners
Case No. 96-354-A

Dear Mr. & Mrs. Pettit:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is conducted in the future with regard thereto.

That the Affiant(s) does do presently reside at 1404 Chippendale Rd
Lutherville MD 21093
State of Maryland

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please restate or describe in detail)

1. Our family has grown since we purchased the house (4th child born in 1991).
2. The north side topography gives us access to both the first floor and the basement - no other option does so.
3. The layout of the house provides easy access from the north side through the living room on the 1st, walkout at basement.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Donald S. Pettit
Joan B. Cobb Pettit
Donald S. Pettit
Joan B. Cobb Pettit

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 20th day of March, 1996, before me, a Notary Public of the State of Maryland, and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the statements and facts hereinbefore set forth are true and correct to the best of his/her their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3/24/96

Notary Seal
My Commission Expires 1/1/97
NOTARY PUBLIC
BALTIMORE COUNTY

ZONING DESCRIPTION FOR 1404 CHIPPENDALE ROAD, LUTHERVILLE

Beginning at a point on the North side of Chippendale Road which is 50 feet wide at the distance of 650 feet West and North of Ridgmont Road which is 50 feet wide. Being Lot #11, Block D, Section 5 in the subdivision of Ridgmont West as recorded in Baltimore County Plat Book #55, folio #97 containing 1.373 acres. Also known as 1404 Chippendale Road, Lutherville, MD 21093, and located in the 8th Election District, 3rd Councilmanic District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting 3.29.96
Posted for: Admin. Variance
Petitioner: Donald S. Pettit et ux
Location of property: 1404 Chippendale Rd
Location of Sign: See Attached Site Plan
Remarks: Homeowner
Posted by: Homeowner Date of return: 3.29.96
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 3-29-96 ACCOUNT 96-354-A
AMOUNT \$ 85.00

RECEIVED FROM: Donald S. Pettit et ux
FOR: 1404 Chippendale Rd
TOTAL \$ 85.00

VALIDATION OR SIGNATURE OF CASHIER
DATE 3-29-96 TIME 10:30 YELLOW - CUSTOMER

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1404 Chippendale Rd, Lutherville 21093
which is presently zoned 361

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1404.3.B.3

To allow a side yard setback of 44 ft. for a proposed addition in lieu of the minimum required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Petitioner has grown (4 children).
2. Topography factors making on the north side because slope provides access to basement level - no other option does so.
3. Architectural floorplan of house provides easy access to all levels from north side - no other option does so because of slope and topography. Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we agree to pay expenses of above variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do so solemnly swear that we are, upon the oaths of equity, truth and the laws of the State of Maryland, and are not under any legal disability.

Legal Owner: Donald S. Pettit

Joan B. Cobb Pettit
Joan B. Cobb Pettit

Address: 1404 Chippendale Rd City: Lutherville State: MD Zip: 21093

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 8, 1996

Mr. and Mrs. Donald S. Petti
1404 Chippendale Road
Lutherville, MD 21093

RE: Item No.: 361
Case No.: 96-354-A
Petitioner: D. S. Petti, et ux

Dear Mr. and Mrs. Petti:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 28, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 352, 354, 356, 357, 358, 359, 360, and 361

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*

Division Chief: *Carol L. Kerns*

PK/SL

ITEM352A/PZONE/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-1880

DATE: 04/02/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 01, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 351, 352, 354, 355, 356, 357, 358, 359, 360 AND 361.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. *361 (JJS)*

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: DADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: *Meeting of 4/11/96*

DATE: *3-28-96*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: *352*
353
354
355
356
357
359
360
361

LS:sp

LETTY2/DEPRM/TATSRP

PETITION PROBLEMS

#353 --- JJS

1. Need original signature for legal owner.
2. Need original signature for contract purchaser.

#354 --- JRA

1. Receipt not given to petitioner - still in folder.

#356 --- JJS

1. No telephone number for legal owner.
2. Only 1 receipt for item #356 & 357.

#357 --- JJS

1. No telephone number for legal owner.
2. Only 1 receipt for item #357 & 356.

#358 --- JLL

1. No telephone number for legal owner.

#360 --- JJS

1. No zoning classification on petition form.

#361 --- JJS

1. No zoning classification on petition form.

January 23, 1996

11811 Ridgemont Road
Lutherville, MD 21093

(410) 252-8657

Mrs. Joan Pettit
1404 Chippendale Road
Lutherville, MD 21093

RE: Approval of Baltimore County Issuing a Building Permit for an Addition to 1404 Chippendale Road that reduces the side yard setback to 40 feet.

Dear Joan:

Enclosed is a copy of the sketch plan showing the "lot line adjustment" about which I spoke to you yesterday. One of the seedlings from Maryland's Kye Oak is located in the parcel as shown on the sketch. If you and Don decide to have us deliver the 0.097-acre parcel for \$6,790, ask the children if they will promise to help take care of that seedling!

We do not plan to install the private road that will serve 12D (2.046 ac) and 14A (7.50 ac) until we have completed the conveyance of the Ridgemont Road r.o.w. to the County and RG&E has come to terms with us for the widening of the power line easement and for the activation of the cellular phone relay station that RG&E has installed in the existing maintenance easement and on the tower that was built on the property in 1925.

In the meanwhile, this letter is for you to use to show that we approve Baltimore County issuing a permit to you for the addition on the north side of 1404 Chippendale Road that will reduce the sideyard setback to 40 feet.

Best wishes to you and your family for many, many years of enjoyment of your home here!

Sincerely,
Thomas D. Daves
Thomas D. Daves
Katharine K. Daves
Katharine K. Daves

CC: V.E. and Carol McManamy, School and Public Building
Howard L. Alderman, Jr., Esquire and David Ransome, Surveyor
Deb, Henry and Sandy

Note: We leave Friday, 1/26/96, to catch the auto-train to Florida. We will be at Riviera Palms Motel 3960 N. Ocean Blvd Delray Beach, FL 33483 (407) 276-3032

We expect to leave there the first of March to work our way back home by about the middle of March.

March 21, 1996

We, the neighbors of Joan and Don Pettit, do not oppose their petition for a variance so that they can add on to the north side of their house.

Williamsons (1415 Chippendale): *W. Williamson*

Quimms (1402 Chippendale): *W. Quimms*

January 18, 1996

Mr. Tom Dawes
The Quinns, Steigerwalds, Askins, Blanton, Sheets,
Sarandos, Williamsons, Hunters, and McMenamins:

Dear Neighbors and Friends, *Peter Carroll*

As this new year begins, Don and I reflect upon the happy life we have enjoyed here on Chippendale Road. It is hard for us to believe that we have lived here for almost eight years. This spot has been a wonderful one for our family, and we have grown quite attached to our home and neighborhood.

As you all know, our brood continues to grow older and their needs more varied. Don and I are beginning to talk about adding on to our house on the north side, towards the woods. We would like to add a wing which would have a game room on the basement level for our older children to use with their friends, and a first floor bedroom for Mom and Dad to escape to. The bedroom might have a loft/office above it, depending on how things develop. We may also consider building a pool behind the wing.

We may need a zoning variance to undertake this project. According to a December, 1987, survey by A.L. Snyder, we have 65 feet from the north side of our house to the property line. It is our understanding that we have a 50 foot setback requirement. According to our architect, we need between 3 and 9 more feet (to make it 18 to 24 feet from the current north wall), depending upon the yet-to-be-drawn plans. At most, then, we would need a 9 foot variance which would leave us 41 feet to the property line.

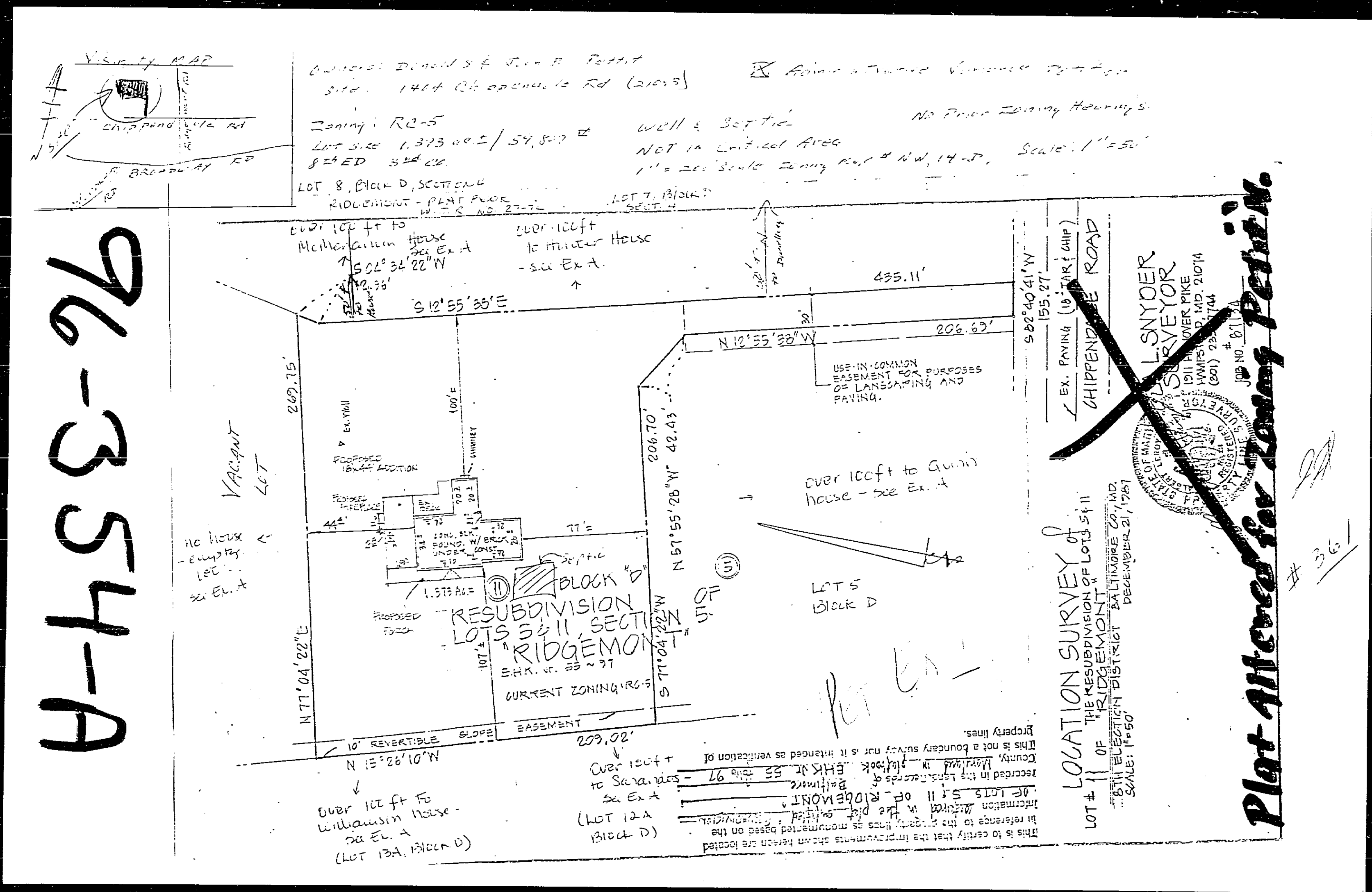
We would like to know if any of you have any problem with our seeking a variance for such a project. We want to check it out with all of you before doing anything. We believe that the investment we would like to make in our house would benefit all of you as fellow

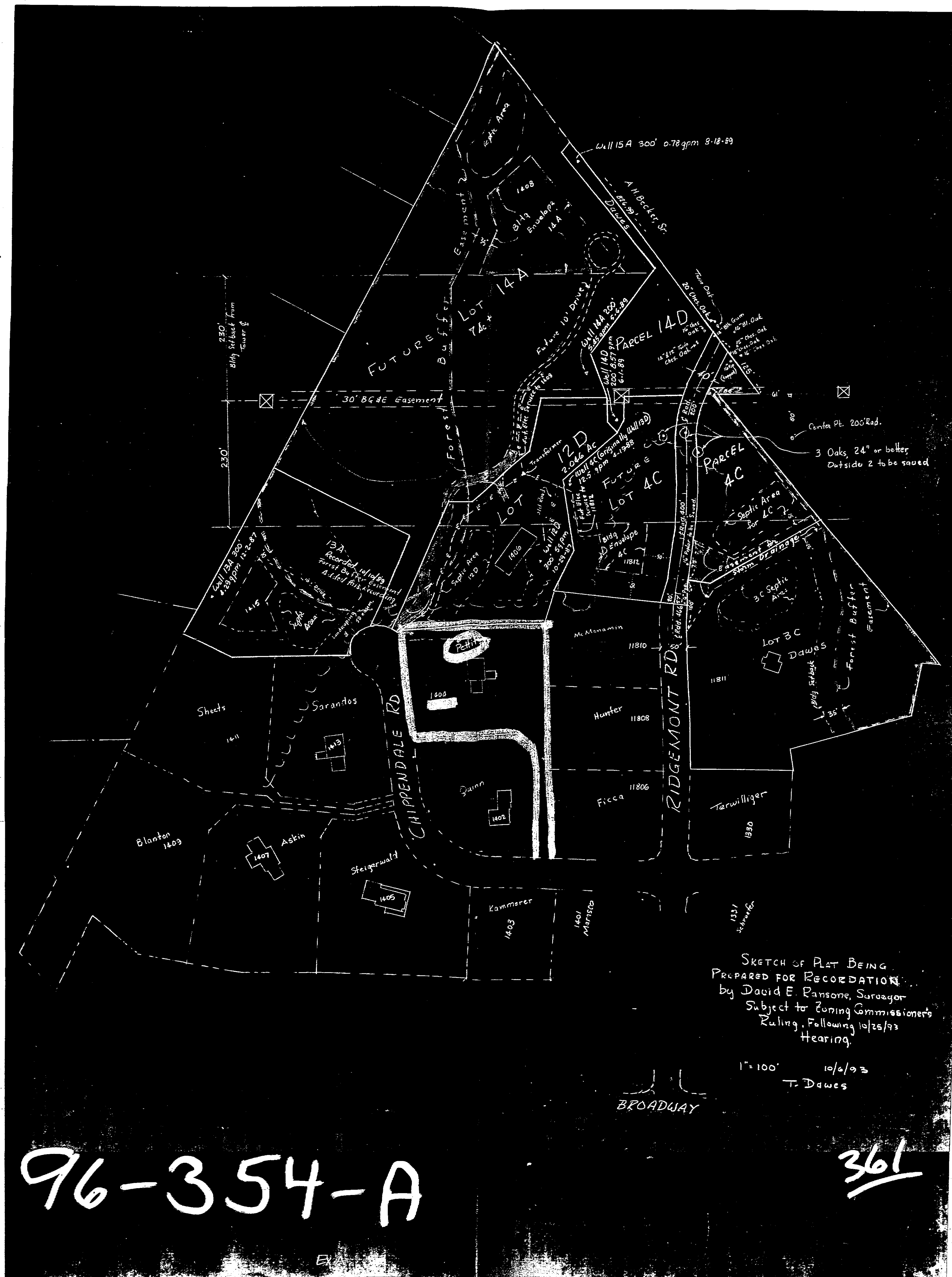
property owners. Obviously, our drawings would be submitted to the neighborhood architectural committee and thus would be subject to those existing controls.

We hope that all of you will support our proposal. We want to have your blessing on it. Please call us if you have any information you believe relevant, any questions you might have, or if you have any comments. We look forward to your thoughts.

Best wishes for a snow-deficient remainder of this winter.

Joan and Don Pettit
Joan and Don Pettit







96-354-A

361

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	BALTIMORE COUNTRY CLUB	N.W. 14-D
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED